

**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

Long Beach Unified School District
Facilities Planning and Management
2425 Webster Avenue
Long Beach, California 90810-3204

Attention: Director of Facilities Planning and Management

31517

RECORDED
FACILITIES PLANNING
2009 JUN 11 AM 9:37

(Above Space for Recorder's Use Only)

GRANT OF EASEMENT

THIS GRANT OF EASEMENT ("Easement") is made and entered into and to be performed in Long Beach, California, between the Long Beach Unified School District, a California public school district duly organized and existing under Chapter 1 of Division 3 of Title 2 of the Education Code of the State of California, hereinafter referred to as "GRANTOR" and the City of Long Beach, a municipal corporation, hereinafter referred to as "GRANTEE."

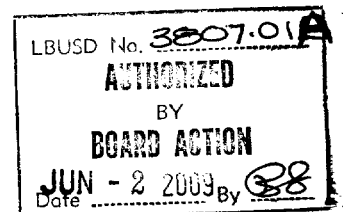
RECITALS

WHEREAS, GRANTOR is the owner of certain real property located at 1764-1766 Atlantic Avenue within the City of Long Beach, County of Los Angeles, State of California, more commonly known as Polytechnic High School ("Grantor's Property") and referred to as Los Angeles County Assessor's Parcel No. 7268-006-911;

WHEREAS, GRANTEE is the owner of certain real property located at 1790 Atlantic Avenue within the City of Long Beach, County of Los Angeles, State of California ("Grantee's Property"), and referred to as Los Angeles County Assessor's Parcel No. 7268-006-020; and

WHEREAS, GRANTEE is widening a portion of Atlantic Avenue to install a right-hand turn lane and adjacent public sidewalk ("Project"), and requires an easement from GRANTOR for sidewalk and street widening purposes, including all related purposes, over, under and across the real property; and

WHEREAS, GRANTEE desires to obtain from GRANTOR and GRANTOR is willing to grant a permanent exclusive easement for use of that portion of Grantor's Property necessary to allow GRANTEE to construct, use, and maintain the Project, as more particularly described in the legal description attached hereto and incorporated herein as Exhibit "A-1" (the "Easement Area"). The Easement Area includes any below ground footings and infrastructure that must be installed in connection with the Project subject to the terms and conditions set forth herein. Attached hereto and incorporated herein as Exhibit "A-2" is a depiction of the Easement Area.



AGREEMENT

In consideration of the mutual covenants and conditions hereinafter set forth, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. GRANT OF EASEMENT. GRANTOR does hereby grant to GRANTEE, to the extent GRANTOR has any right, title or interest in the Easement Area, a permanent exclusive easement for the benefit of the public to utilize the Easement Area to construct, use and maintain the Project in the Easement Area. References herein to GRANTOR and GRANTEE shall include GRANTOR'S and GRANTEE'S successors in interest with respect to the Grantor's Property and Grantee's Property as applicable. This Easement is subject to all existing easements, covenants, conditions, and restrictions recorded against Grantor's Property and which affect the Easement Area.

2. EFFECTIVE DATE. The Effective Date of this Easement shall be June 3, 2009.

3. LIMITATIONS ON EASEMENT. It is understood and agreed that this Easement does not constitute a conveyance of a fee interest in Grantor's Property or of the minerals therein and thereunder, but grants only the limited easement as provided in Paragraph 1 above. Unless otherwise stated herein, the Easement granted herein is on an "AS-IS" basis and GRANTOR makes no representation or warranty of any kind regarding the condition of the Grantor's Property or the Easement Area. GRANTOR retains for its successors and assigns all rights and uses that do not unreasonably interfere with the use of the rights granted herein to GRANTEE. It is understood that GRANTOR grants only that portion of the above-described real property in which it has an interest. GRANTOR, by signing below, represents and certifies that it is the owner of this real property and grants this Easement free of any other encumbrances not specifically listed herein.

4. GRANTEE'S OBLIGATIONS.

(a) Parking Lot. GRANTEE shall be responsible for all costs and expenses for repaving and re-striping the parking lot ("Parking Lot Scope of Work") located on Grantor's Property, as described in greater detail in Exhibit "B" attached hereto and incorporated herein.

(b) Wrought Iron Fence.

(1) GRANTEE shall be responsible for removal of the ten (10) foot wrought iron fence ("Fence") located on the Grantor's Property, as depicted in Exhibit "B" attached hereto and incorporated herein.

(2) GRANTEE shall be responsible for all costs and expenses associated with the removal ("Fence Removal Costs") and for all costs and expenses associated with the reinstallation of the Fence, including but not limited to architecture fees, inspector of record fees, and Division of State Architect ("DSA") fees ("Fence Reinstallation Costs") (Fence Removal Costs and Fence Reinstallation Costs shall be referred to collectively as "Fence Costs").

(3) GRANTEE or the Redevelopment Agency of the City of Long Beach shall pay to District the Fence Reinstallation Costs in the amount of Twenty-Eight Thousand Six Hundred Forty-Two Dollars (\$28,642) which consists of the Fence Reinstallation Costs, as estimated and agreed upon by the parties, and a twenty-five percent (25%) contingency for cost overruns. Upon completion of the reinstallation of the Fence, as determined by GRANTOR, all excess funds shall be returned to GRANTEE. In the event that the reinstallation of the Fence exceeds the amount of funds called for above for any reason, including but not limited to compliance with DSA, GRANTEE agrees to assume any contractual obligation or responsibility undertaken by GRANTOR, pursuant to Paragraph 4. (b) (6) below, for the reinstallation of the Fence and GRANTEE shall have full responsibility to reinstall the Fence.

(4) In the event that the Fence is damaged during the removal process, GRANTEE shall be responsible for all costs and expenses associated with the replacement or repair of such damage. Such costs and expenses are in addition to the Fence Costs and shall not be paid out of the funds paid to GRANTOR pursuant to Section 4. (b) (3).

(5) Subsequent to removal, GRANTEE shall be responsible for the proper storage of the Fence including all costs and expenses associated with such storage and the security required to ensure the Fence is not damaged, vandalized or stolen. Such costs and expenses are in addition to the Fence Costs and shall not be paid out of the funds paid to GRANTOR pursuant to Section 4. (b) (3).

(6) GRANTEE affirms that GRANTOR is exempt, without further action by GRANTOR whatsoever, from the City of Long Beach zoning requirements as they relate to the Grantor's Property, including but not limited to the removal and reinstallation of the Fence on Grantor's Property. In reliance on said exemption, GRANTOR shall contract for the reinstallation of the Fence, however, GRANTEE agrees that the costs and expenses associated with the reinstallation of the Fence shall be the responsibility of GRANTEE and shall be paid out of the funds paid to GRANTOR pursuant to Section 4. (b) (3). Furthermore, GRANTEE and its successors and assigns shall indemnify, protect, defend and hold harmless GRANTOR and its successors and assigns from and against any and all actual or potential claims, liens, actions, demands, proceedings, lawsuits, liabilities, damages, losses, fines, penalties, judgments, awards, costs and expenses (including, without limitation, reasonable attorneys' fees, litigation expenses and court costs) of every kind and character arising out of, or caused, in whole or in part, by GRANTOR'S reinstallation of the Fence as it relates to compliance or non-compliance with City of Long Beach zoning requirements; such indemnification shall be in addition to the indemnification set forth in Section 7 of this Easement and survive the termination of this Easement.

(c) GRANTEE shall conduct its activities on the Easement Area in a safe, good and workmanlike manner, to the extent possible, to avoid causing any damage to, or interference with, any activities and improvements on or near the Easement Area or any adjacent property owned by GRANTOR.

(d) GRANTEE shall maintain said Project in the same condition and repair as adjacent streets, reasonable wear and tear allowed.

5. GRANTOR'S OBLIGATIONS. Upon completion of the Parking Lot Scope of Work to GRANTOR's satisfaction, GRANTOR shall provide a written certification of acceptance to GRANTEE of the Parking Lot Scope of Work.

6. CONDITION OF GRANTEE'S PROPERTY. Unless otherwise stated herein, GRANTEE understands and acknowledges that (i) GRANTEE has inspected the Grantor's Property and Easement Area and accepts the Grantor's Property and Easement Area "AS IS" with full knowledge of the physical condition, and (ii) GRANTOR has not made any representation or warranty, express or implied, as to the condition of the Grantor's Property and Easement Area, the suitability of the Grantor's Property and Easement Area for GRANTEE's intended use or as to any matter. Nothing in this Easement shall transfer any responsibility for actual or alleged environmental contamination to GRANTEE, whether such contamination is known or unknown to GRANTOR at the time of the making of this grant or at any time thereafter.

7. INDEMNITY. The indemnification provisions set forth in this Section 7 shall survive the termination of the Easement. GRANTEE and its successors and assigns shall indemnify, protect, defend and hold harmless GRANTOR and its successors and assigns from and against any and all actual or potential claims, liens, actions, demands, proceedings, lawsuits, liabilities, damages, losses, fines, penalties, judgments, awards, costs and expenses (including, without limitation, reasonable attorneys' fees, litigation expenses and court costs) of every kind and character including, without limitation, on account of death, injury or damage to persons or property, arising out of, or caused, in whole or in part, by GRANTEE'S use of the Easement Area, including any use of the Easement Area by third parties for the purpose of the Easement, or the exercise by GRANTEE of any rights under this Easement; provided, however, that GRANTEE shall not be liable for damages caused by GRANTOR'S active or passive negligence.

GRANTOR and its successors and assigns shall indemnify, protect, defend and hold harmless GRANTEE and its successors and assigns from and against any and all actual or potential claims, liens, actions, demands, proceedings, lawsuits, liabilities, damages, losses, fines, penalties, judgments, awards, costs and expenses (including, without limitation, reasonable attorneys' fees, litigation expenses and court costs) of every kind and character including, without limitation, on account of death, injury or damage to persons or property, arising out of, or caused, in whole or in part, by GRANTOR'S use of the Easement Area or the exercise by GRANTOR of any rights under this Easement; provided, however, that GRANTOR shall not be liable for damages caused by GRANTEE'S active or passive negligence.

(a) Environmental Indemnification: GRANTOR and its successors and assigns shall indemnify, protect, defend and hold harmless GRANTEE and its successors and assigns from and against any and all costs, damages, claims, and liabilities, including reasonable attorney fees, foreseeable or unforeseeable, directly or indirectly arising from the release, treatment, use, generation, storage, or disposal on, under, or from the Grantor's Property of any Hazardous Materials at any time prior to the Effective Date of this Easement, including, without limitation, the cost of any required or necessary remediation or removal of such hazardous materials, any cost or repair or improvements on the Grantor's Property or surrounding property necessitated by the remediation or removal of such hazardous materials, and the costs of any

testing, sampling, or other investigations or preparation of remediation or other required plans undertaken in connection with the remediation or removal of such hazardous materials.

(b) Definition of Hazardous Materials: The term "Hazardous Materials" when used in this Easement shall mean any hazardous waste, hazardous substance, hazardous materials or toxic substances as defined, as of the Effective Date, in any federal, state, or local statute, ordinance, rule, or regulation applicable to the Property, including, without limitation, the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended (Title 42 United States Code sections 9601-9675), the Resource Conservation and Recovery Act (Title 42 United States Code sections 6901-6992k), the Carpenter-Presley-Tanner Hazardous Substance Account Act (Health and Safety Code sections 25300-25395), Hazardous Waste Control Law (Health and Safety Code section 25100-25250.25); the Hazardous Materials Transportation Act, as amended (Title 49 United States Code Sections 1801-1819); and any substance defined as "hazardous waste" in Health and Safety Code Section 25117 or as a "hazardous substance" in Health and Safety Code Section 25316, and in the regulations adopted and publications promulgated under these laws. "Hazardous Materials" shall also include asbestos or asbestos-containing materials, radon gas, and petroleum or petroleum fractions, whether or not defined as a hazardous waste or hazardous substance in any such statute, ordinance, rule, or regulation as of the Effective Date.

8. INSURANCE.

(a) General Liability. GRANTEE agrees to maintain in full force and effect throughout the duration of the Easement commercial general liability insurance equivalent in scope to ISO CG 00 01 11 85, including contractual coverage, coverage from and against claims, demands, causes of action, expenses, costs, or liability for injury to or death of persons, or damage to or loss of property arising out of activities solely performed by or on behalf of GRANTEE or caused by or connected with GRANTEE's use of the Easement. Such insurance shall be in amounts not less than \$1,000,000 per occurrence; and \$3,000,000 for general aggregate. Said insurance shall be primary insurance with respect to GRANTOR.

(b) Automobile Liability. GRANTEE also agrees to maintain in full force and effect for the duration of the Easement commercial automobile liability insurance equivalent in scope to ISO CA 00 01 06 92, covering Symbol 1 (any auto) with a combined single limit of \$1,000,000 per accident.

(c) Workers' Compensation. GRANTEE shall also maintain, in full force and effect throughout the term of this Easement, Workers' Compensation insurance in accordance with the laws of California, in the amount of Statutory Limits for Coverage A and \$1,000,000 per accident for bodily injury or disease for Coverage B, employers' liability.

(d) Notice; Additional Named Insureds. All insurance required under this Easement shall be issued by a company or companies lawfully authorized to do business in California as admitted carriers. GRANTOR shall be designated as an additional named insured on a form equivalent in scope to ISO CG 20 26 11 85. Prior to entry, GRANTEE shall provide GRANTOR with Certificates of Insurance.

(e) Self-Insurance. GRANTEE has the right to self-insure all or any portion of its insurance obligations herein.

9. SUCCESSORS, MISCELLANEOUS. The terms and provisions of this Easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of GRANTOR and GRANTEE. GRANTEE shall not assign, transfer or convey any of its rights and/or obligations under this Easement except in connection with a conveyance of Grantee's Property. This Easement shall remain in effect until it is released by GRANTOR and GRANTEE by recordable instrument. This Easement contains the entire agreement between the parties relating to the rights granted herein and the obligations assumed hereby and may only be modified by a written agreement executed by all parties hereto and recorded in the official records of the County of Los Angeles.

10. NOTICE. Any notice which a party is required or may desire to give the other shall be in writing and shall be sent either (a) by United States registered or certified mail, return receipt requested, postage prepaid, or (b) by a generally recognized overnight carrier providing proof of delivery. Any such notice shall be addressed to a party at the party's address appearing below. Any party may change its address for notice at any time by written notice in accordance with this paragraph 8.

LONG BEACH UNIFIED SCHOOL DISTRICT
Facilities Planning and Management
2425 Webster avenue
Long Beach, California 90810-3204
Attention: Director of Facilities Planning and Management

CITY OF LONG BEACH
13th Floor, City Hall
333 West Ocean Boulevard
Long Beach, California 90802

11. ATTORNEY'S FEES. In the event any action or suit is brought by a party against another party by reason of the breach of any of the covenants or agreements set forth in this Easement or any other dispute between the parties concerning this Easement, each party shall be responsible for its own attorney's fees and costs.

12. GOVERNING LAW. This Easement shall be governed and construed in accordance with the laws of the State of California.

13. AUTHORITY. Each of the undersigned represents and warrants that he or she is duly authorized to execute and deliver this Easement and that such execution is binding upon the entity or which he or she is executing this document

14. HEADINGS. The headings of this Easement are for purposes of reference only and shall not limit or define the meaning of the provisions of this Easement.

15. SEVERABILITY. If any paragraph, section, sentence, clause or phrase contained in the Easement shall become illegal, null or void, against public policy, or to otherwise

unenforceable, for any reason, or shall be held by any court of competent jurisdiction to be illegal, null or void, against public policy, or otherwise unenforceable, the remaining paragraphs, sections, sentences, clauses or phrases contained in the Easement shall not be affected thereby.

16. SUCCESSORS AND ASSIGNS. This Agreement shall be binding on GRANTEE and GRANTOR, respectively, and the respective rights and obligations hereunder shall run with the land and shall inure to the benefit and be binding upon the heirs, successors and assigns of the parties hereto.

17. WAIVER. The waiver of any breach of any provision hereunder by GRANTOR or GRANTEE shall not be deemed to be a waiver of any preceding or subsequent breach hereunder. No failure or delay of any party in the exercise of any right given hereunder shall constitute a waiver thereof nor shall any partial exercise of any right preclude further exercise thereof.

18. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which shall be an original but all of which shall constitute one and the same instrument.

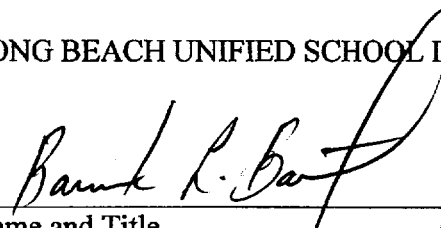
IN WITNESS WHEREOF, the parties hereto have executed this Grant of Easement this 3rd day of June, 2009.

Approved as to form

ATKINSON, ANDELSON, LOYA, RUUD & ROMO

LONG BEACH UNIFIED SCHOOL DISTRICT

Constance J. Schwindt, Esq.
Attorneys for Long Beach Unified School District



Name and Title
Barrick L. Bartlett
Purchasing & Contracts Director 6/3/09

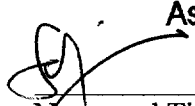
Approved as to form

CITY OF LONG BEACH

Robert E. Shannon, City Attorney

 5.21.09

Richard F. Anthony, Deputy

Assistant City Manager


Name and Title
Patrick H. West, City Manager

EXCLUDED PURSUANT
TO SECTION 301 OF
THE CITY CHARTER.

unenforceable, for any reason, or shall be held by any court of competent jurisdiction to be illegal, null or void, against public policy, or otherwise unenforceable, the remaining paragraphs, sections, sentences, clauses or phrases contained in the Easement shall not be affected thereby.

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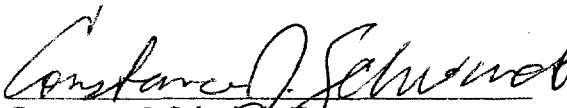
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Approved as to form

ATKINSON, ANDELSON, LOYA, RUUD & ROMO LONG BEACH UNIFIED SCHOOL DISTRICT

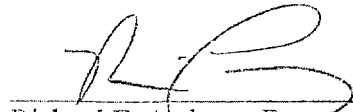

Constance J. Schwandt, Esq.
Attorneys for Long Beach Unified School District

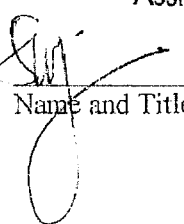

Name and Title
Barrick L. Bartlett 6/3/09
Purchasing & Contracts Director

Approved as to form

CITY OF LONG BEACH

Robert E. Shamon, City Attorney

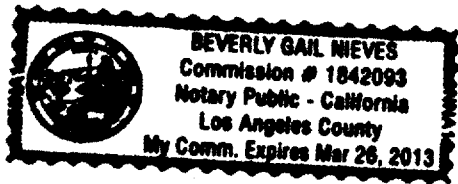
 5-21-09
Richard F. Anthony, Deputy

Assistant City Manager
 Patrick H. West, City Manager
Name and Title
ENCLOSURE TO BE FILED
TO SECTION 301 OF
THE CITY CHARTER.

STATE OF CALIFORNIA)
COUNTY OF Los Angeles) ss.

On 5/26/09, before me, Beverly Nieves, personally appeared Suzanne Rich, personally known to me, or proven to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he she they executed the same in his her their authorized capacity (ies), and that by his her their signature (s) on the instrument the person (s), or the entity upon behalf of which the person (s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



(Seal)

WITNESS my hand and official seal.

Beverly Nieves
SIGNATURE OF NOTARY

EXHIBIT "A-1"

**EASEMENT AREA
(legal description)**

**LBUSD TO CITY OF LONG BEACH
SIDEWALK EASEMENT
ATLANTIC AVENUE BETWEEN ESTHER STREET AND PCH**

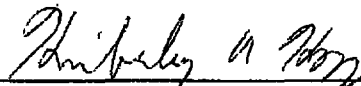
Those portions of Lot 4 through 11 inclusive of the Park Tract in the City of Long Beach, County of Los Angeles, State of California as per Map in Book 21 pages 34 of Miscellaneous Records in the Office of County Recorder of said County described as follows:

Beginning at the South East corner of Lot 11 of said track; thence North 00°00' East 185.00 feet along the Easterly Line of Lot 1 through 11 of said Tract to an intersection with the North Line of the South 10.00 feet of said Lot 4, measured at right angles and parallel with the South Line of said Lot 4; thence North 90°00'00" West 105.00 feet along last said parallel line to a point being 50.00 feet distant Easterly from the centerline of Atlantic Avenue, said point being the **True Point of Beginning**; thence North 90°00'00" West 10.00 feet to the intersection of a line 40.00 feet distant Easterly measured at the right angles, and parallel with the centerline of Atlantic Avenue, last said parallel line being the Easterly line of 10.00 feet wide Los Angeles County street easement as described in Deeds 3028 Pg. 245 recorded 3-5-1908, 3059 Pg. 309 recorded 12-27-1906, 3059 Pg. 313 recorded 1-22-1907, 3153 Pg. 81 recorded 3-5-1907, 3205 Pg. 3 recorded 7-15-1907, 3228 Pg. 311 recorded 12-21-06, all of the official records of said county, also said 10.00 feet wide strip annexed to the City of Long Beach 1-19-1910 by Increment No. 8 more clearly shown on City of Long Beach Drawing G-73 Sheet 5 of 5 in the Office of the City Engineer of said City, thence South 0°00'00" West 185.00 feet along last said parallel, line to the Westerly prolongation of

the Southerly line of said Lot 11; thence South 90°00'00" East 25.00 along the Southerly line of said Lot 11; thence North 45°00'00" West 21.21 feet leaving last said line to the intersection with a line 50.00 feet distant Easterly, measured at right angles, and parallel with the centerline of Atlantic Avenue, also said intersection being 15.00 feet distant Northerly of Southerly Line of said Lot 11; thence North 0°00'00" East 170.00 feet along last said parallel line to the **True Point of Beginning**.

Containing more or less 1962.50 square feet or 0.045 Acres

More particularly shown on attached Exhibit "B"

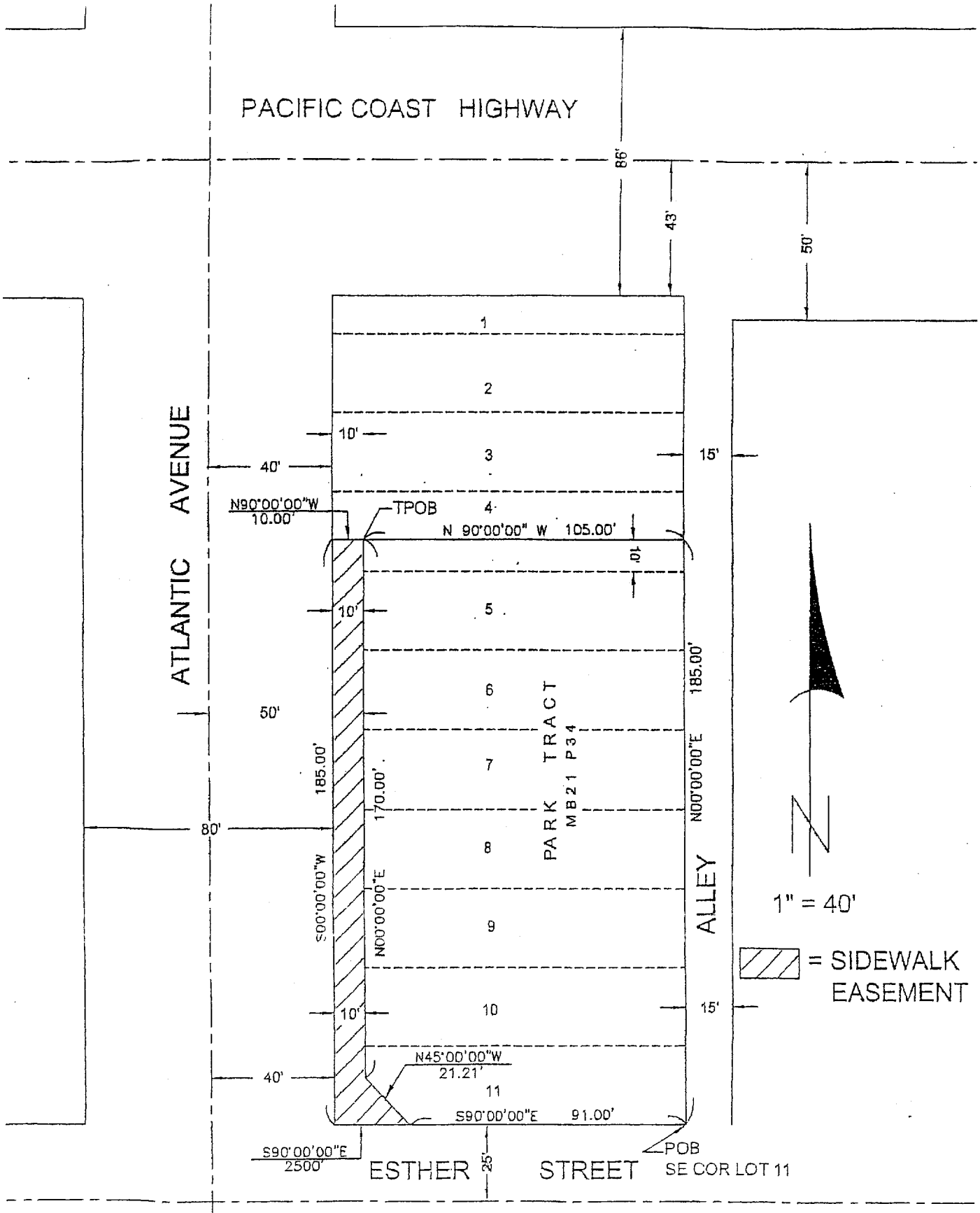


Kimberley A. Holtz, PLS 7080
Expires Dec. 31, 2010



EXHIBIT "A-2"

**EASEMENT AREA
(depiction)**



ATLANTIC AVENUE

PACIFIC COAST HIGHWAY

ESTHER STREET

ALLEY

PARK TRACT
MB21 P34

1" = 40'

▨ = SIDEWALK
EASEMENT



N90°00'00"W
10.00'

N 90°00'00" W 105.00'

S00°00'00"W
185.00'

N00°00'00"E
185.00'

N45°00'00"W
21.21'

S90°00'00"E
91.00'

S90°00'00"E
2500'

POB
SE COR LOT 11

80'

50'

40'

10'

10'

10'

10'

10'

15'

15'

15'

15'

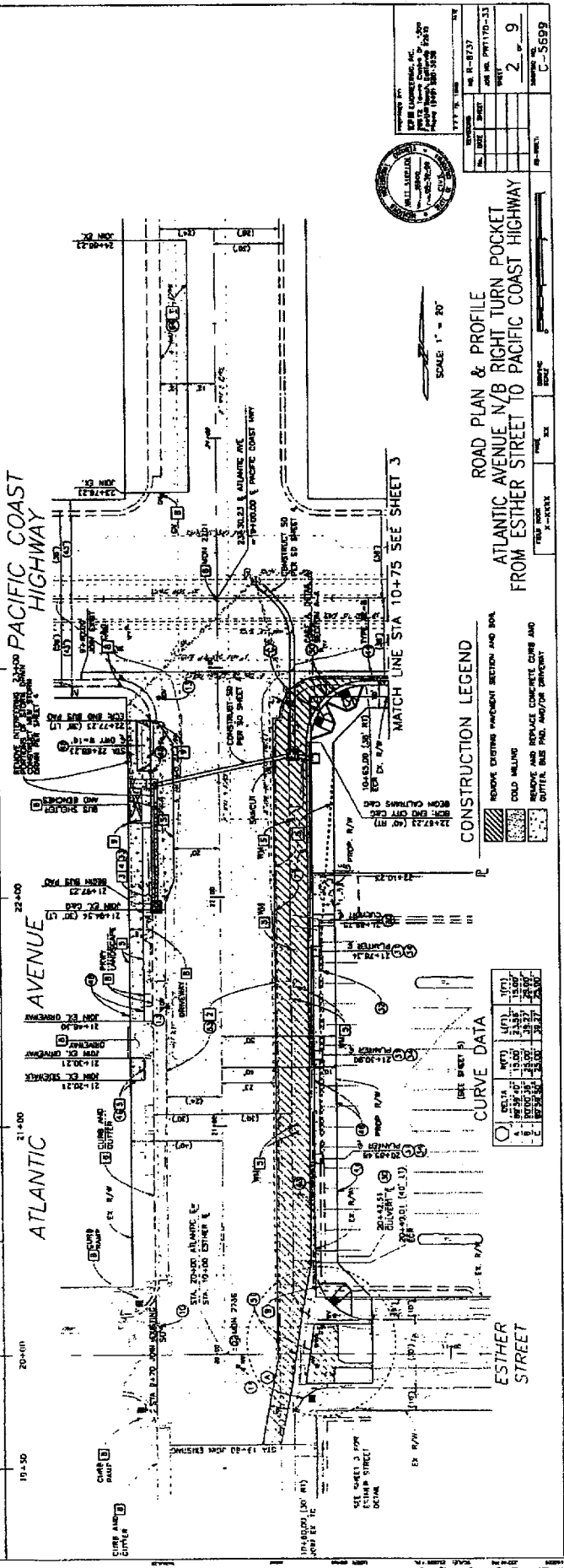
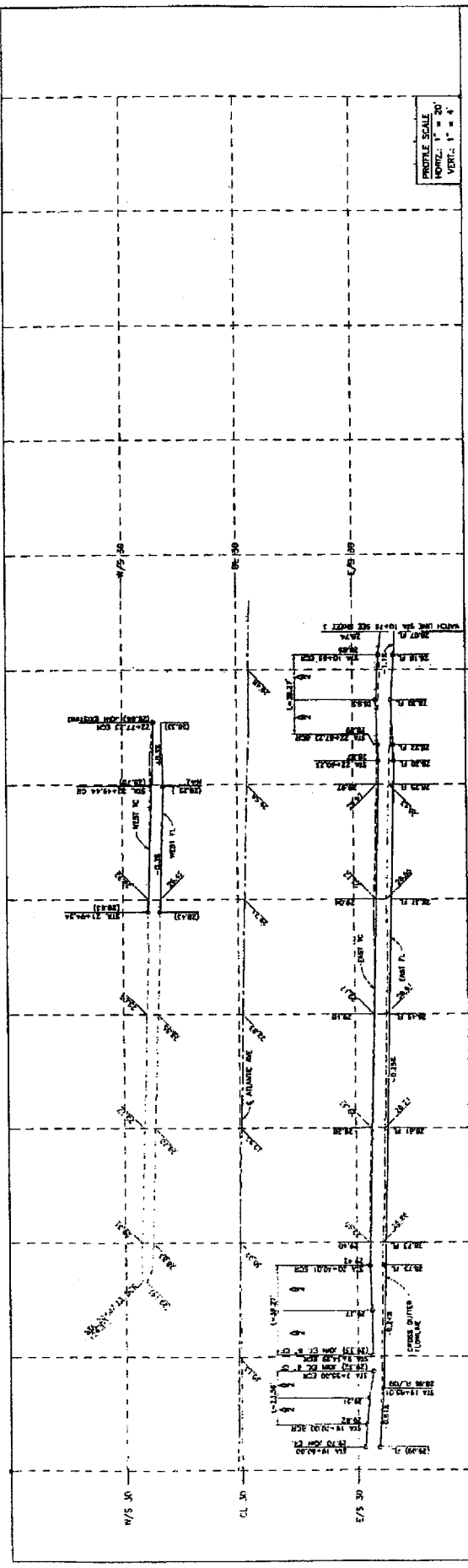
86'

43'

50'

EXHIBIT "B"

PARKING LOT SCOPE OF WORK



CONSTRUCTION LEGEND

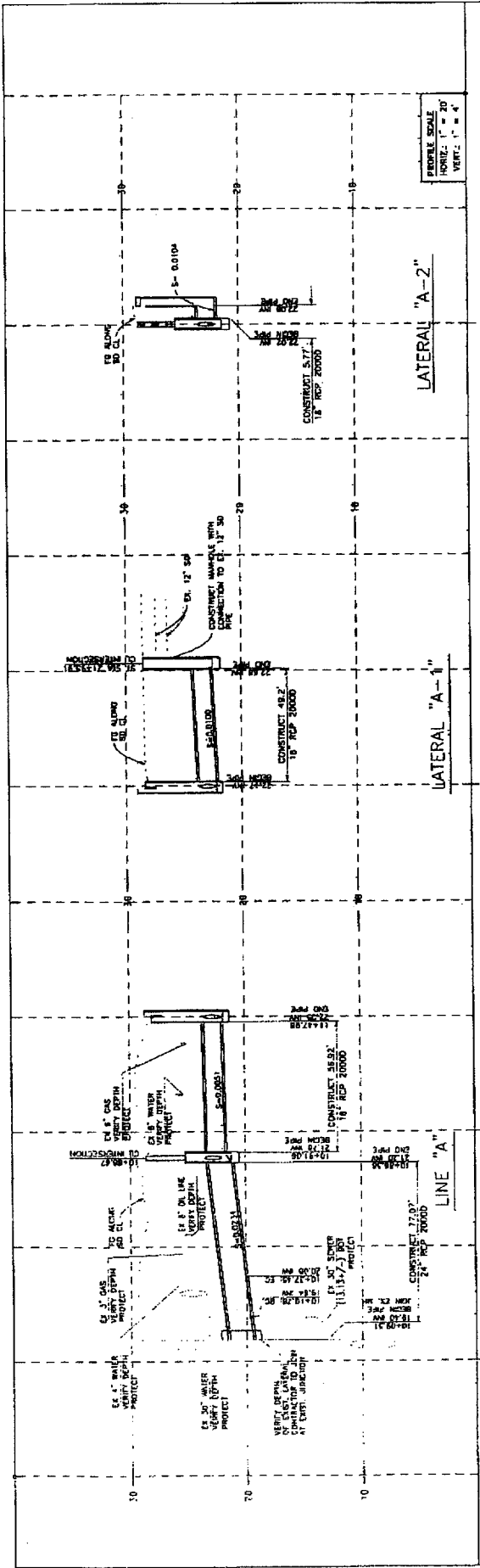
- ROADS EXISTING PRECEDENT DESIGN AND B.O.A.
- COLD MILLING
- BRICK AND SOLID CONCRETE CURBS AND
- UTILITY PIPE PRO. AND/OR DRIVEWAY

CURVE DATA

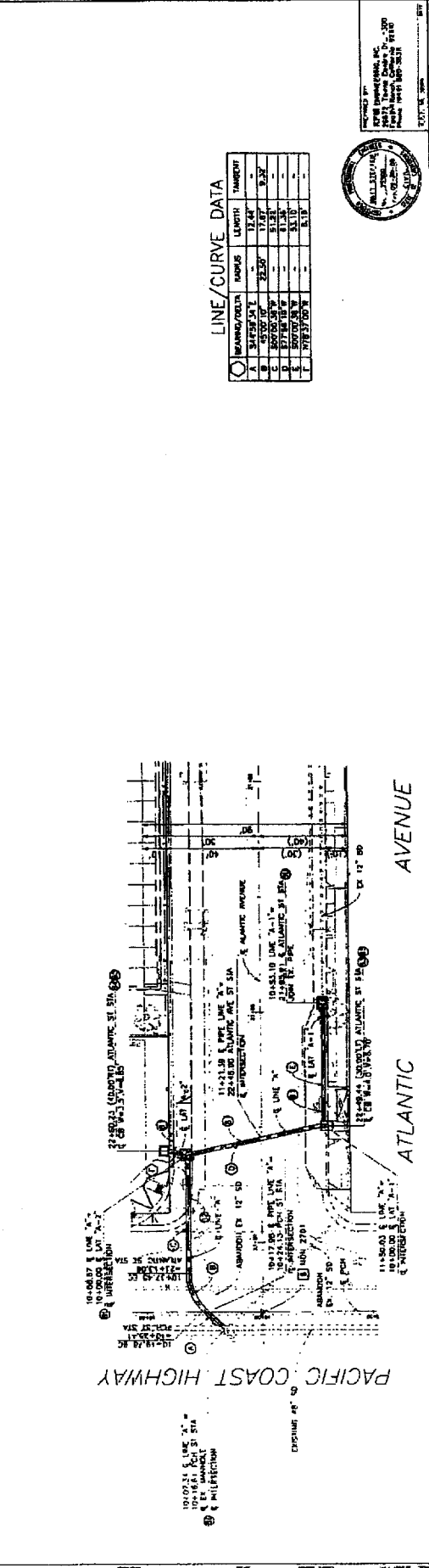
STATION	PC	PT	PI	TA	EA	CB	CE
19+50	19+50	19+50	19+50	19+50	19+50	19+50	19+50
20+00	20+00	20+00	20+00	20+00	20+00	20+00	20+00
21+00	21+00	21+00	21+00	21+00	21+00	21+00	21+00
22+00	22+00	22+00	22+00	22+00	22+00	22+00	22+00

ROAD PLAN & PROFILE
ATLANTIC AVENUE N/B RIGHT TURN POCKET
FROM ESTHER STREET TO PACIFIC COAST HIGHWAY

DATE	NO. R-8737
DESIGNED BY	WILLIAMS ENGINEERING CO.
CHECKED BY	WILLIAMS ENGINEERING CO.
APPROVED BY	WILLIAMS ENGINEERING CO.
SCALE	1" = 20'
SHEET	2 OF 9
PROJECT	C-5699



10+00 11+00 10+00 10+00



LINE/CURVE DATA

MARKING POINT	STATION	LENGTH	CURVATURE
A	10+00.00	11.54'	0.27
B	10+11.54	11.54'	0.27
C	10+23.08	11.54'	0.27
D	10+34.62	11.54'	0.27
E	10+46.16	11.54'	0.27
F	10+57.70	11.54'	0.27

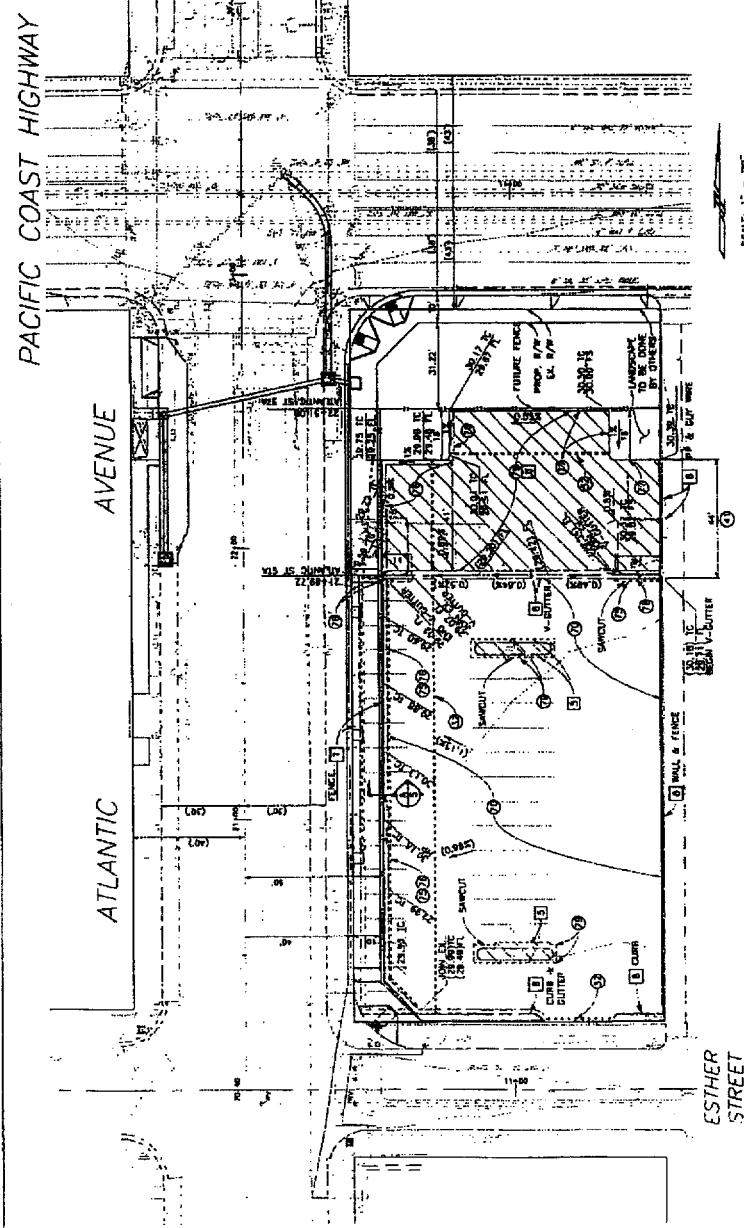
STORM DRAIN PLAN & PROFILE
 ATLANTIC AVENUE N/B RIGHT TURN POCKET
 FROM ESTHER STREET TO PACIFIC COAST HIGHWAY

GENERAL NOTE
 ALL CONSTRUCTION SHALL VERIFY DEPTHS OF ALL UTILITIES BEFORE ANY WORK IS STARTED.

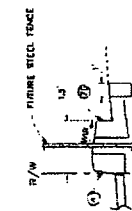
SCALE 1" = 20'

DATE: 10/15/10
 DRAWN BY: [Name]
 CHECKED BY: [Name]

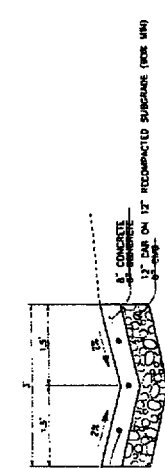
PROJECT NO. 10-0000
 SHEET NO. 4 OF 9
 CONTRACT NO. C-36899



SCALE: 1" = 20'



SECTION A
10'-0" SCALE



V-GUTTER DETAIL
10'-0" SCALE



DATE	NO.	BY	REV.
11-2-58	1	WJH	
11-2-58	2	WJH	
11-2-58	3	WJH	
11-2-58	4	WJH	
11-2-58	5	WJH	
11-2-58	6	WJH	
11-2-58	7	WJH	
11-2-58	8	WJH	
11-2-58	9	WJH	

CONSTRUCTION PLAN
ATLANTIC AVENUE N/B RIGHT TURN POCKET
POLY H.S. PARKING LOT

DATE: 11-2-58
SHEET: 5 OF 9
PROJECT: C-5699

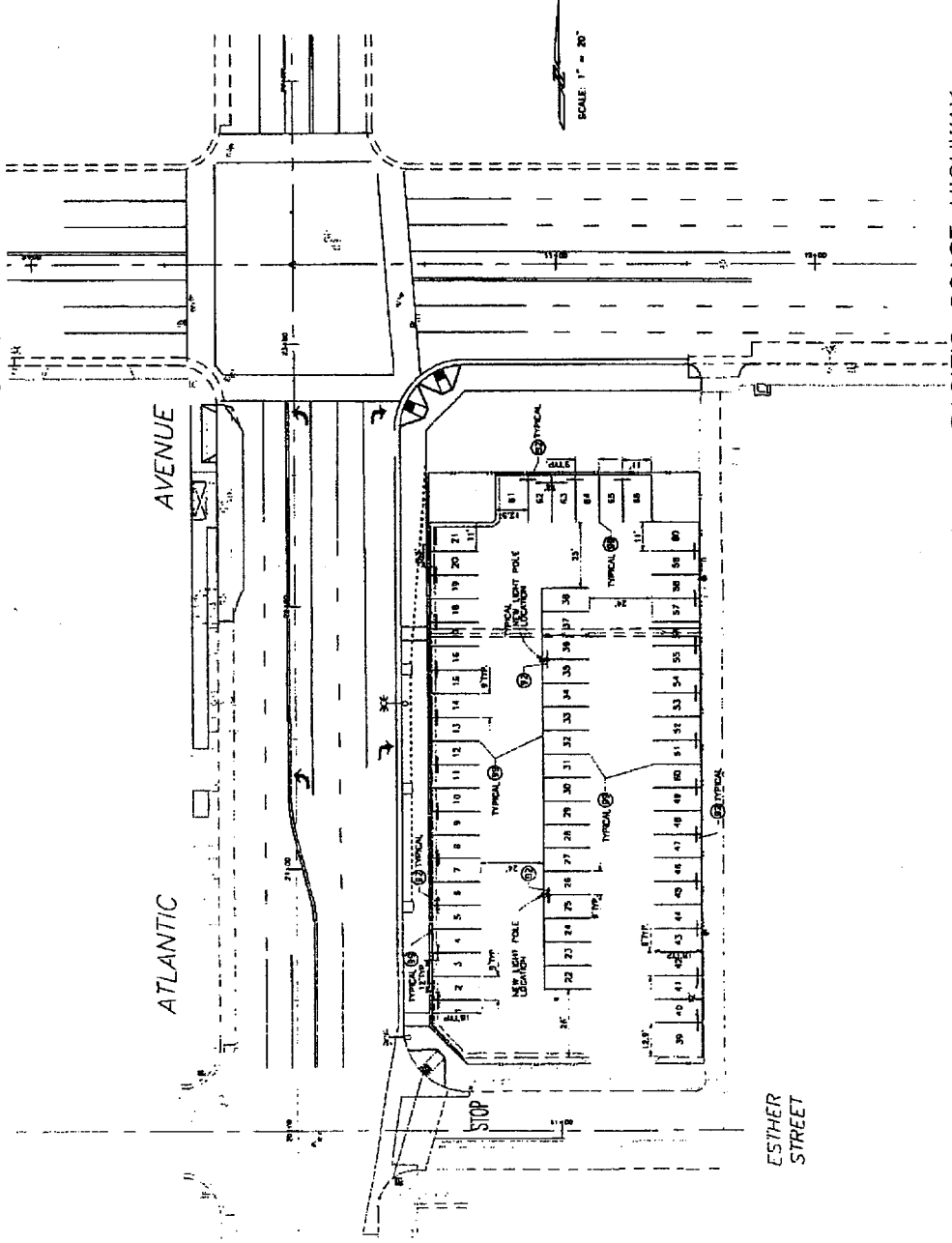
PACIFIC COAST HIGHWAY

AVENUE

ATLANTIC

PACIFIC COAST HIGHWAY

STRIPING PLAN
ATLANTIC AVENUE N/B RIGHT TURN POCKET
POLY H.S. PARKING LOT



SCALE: 1" = 20'



DESIGNED BY
E. J. JONES, P.E.
12345
Mechanical
State of California
License No. 12345
Phone (916) 555-1234

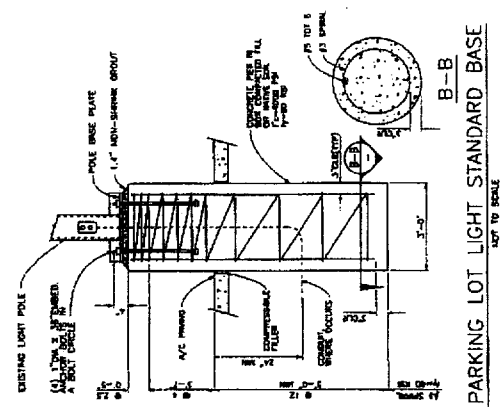
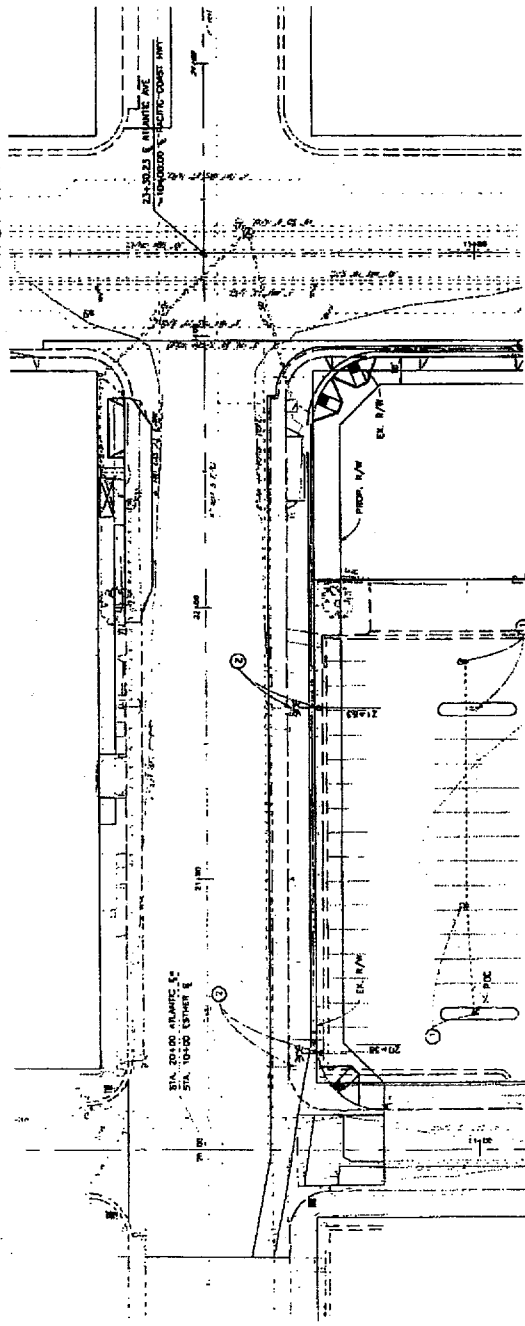
DATE	NO.	BY	CHK'D	APP'D
11/17/70	133			
PROJECT NO. C-5699				
SHEET NO. 6 OF 9				

FIELD DRAWN BY: S. BARKER
DATE: 11/17/70

PACIFIC COAST
HIGHWAY

AVENUE

ATLANTIC



PARKING LOT LIGHT STANDARD BASE
NOT TO SCALE

SCALE 1" = 20'

CONSTRUCTION NOTES (THIS SHEET)

- ① REMOVE EXISTING PARKING LIGHT AND ALL APPURTENANCES ONTO NEW LIGHT STANDARD BASE AND DETAILS OF THIS SHEET AND CONNELL TO EXISTING POWER SYSTEM AND ELECTRIFY. USE TRAFFIC SIGNALING PULL BOXES. SET LOCATION PER STRIPING PLAN.
- ② REMOVE EXISTING FOUNDATION COMPLETELY AND CONSTRUCT NEW STREET LIGHT FOUNDATION. CONCRETE SHALL BE 3000 PSI. SET AT STATIONS 20+18 AND 21+42. ABANDON EXISTING CONDUIT BETWEEN THESE STATIONS PER CITY OF LONG BEACH STANDARD PLAN NO. 106 CONCRETE LIGHT STANDARD TYPE 6.

GENERAL NOTES:

- 1. FOR ELECTRICALS BY INTERFERENCES SEE TRAFFIC SIGNAL MODIFICATION PLAN.
- 2. INCLUDE THE STREET LIGHT STANDARD TYPE C AND SPECIFICATIONS.
- 3. CONTRACTOR TO MAINTAIN EXISTING STREET LIGHTING DURING CONSTRUCTION.
- 4. CONTRACTOR TO COORDINATE OF SUBMITTING AND SCHEDULING OF ALL STREET LIGHTING TYPE-A/FIX EQUIPMENT AND CITY OF LONG BEACH ELECTRICAL REPRESENTATIVE.



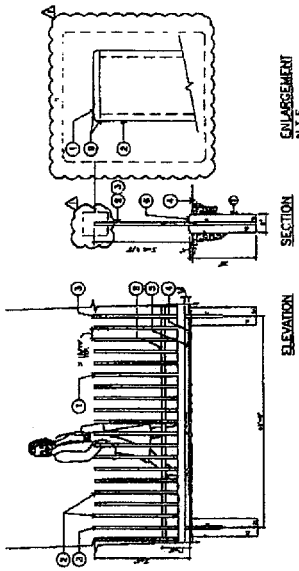
PROJECT NO.	NO. 12-8737
DATE	NOV 17 2020
BY	9
CHECKED BY	9
DATE	9
PROJECT	9
NO. OF SHEETS	9
SHEET NO.	9
PROJECT TITLE	C-5699

STREET LIGHT PLAN
ATLANTIC AVENUE N/B RIGHT TURN POCKET
FROM ESTHER STREET TO PACIFIC COAST HIGHWAY



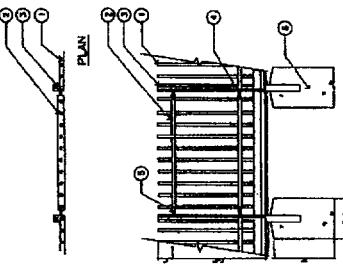
MELINDREZ
 Engineering and Construction
 1110 Pacific Coast Highway, Suite 100
 Newport Beach, California 92660
 Phone: (714) 751-1110
 Fax: (714) 751-1111

THIS DRAWING IS TO BE USED IN CONNECTION WITH THE CONTRACT FOR THE CONSTRUCTION OF THE PACIFIC COAST HIGHWAY AND ATLANTIC AVENUE.



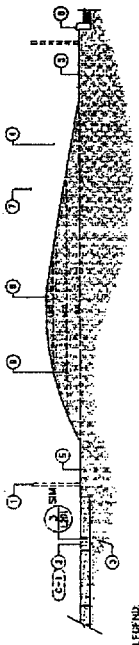
2 METAL FENCE
 1/4" = 1'-0"

- LEGEND:**
1. PROPOSED FENCE
 2. PROPOSED MOUND
 3. EXISTING MOUND
 4. EXISTING FENCE
 5. EXISTING DRIVEWAY
 6. EXISTING DRIVEWAY
 7. EXISTING DRIVEWAY
 8. EXISTING DRIVEWAY
 9. EXISTING DRIVEWAY
 10. EXISTING DRIVEWAY
 11. EXISTING DRIVEWAY
 12. EXISTING DRIVEWAY
 13. EXISTING DRIVEWAY
 14. EXISTING DRIVEWAY
 15. EXISTING DRIVEWAY
 16. EXISTING DRIVEWAY
 17. EXISTING DRIVEWAY
 18. EXISTING DRIVEWAY
 19. EXISTING DRIVEWAY
 20. EXISTING DRIVEWAY
- NOTE:**
 PROVIDE SLOPE DRAINAGE FOR REVIEW AND APPROVAL.
 WELD ALL WELLS MATCH.



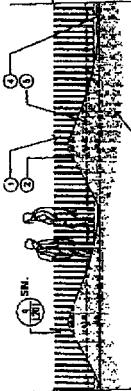
1 METAL GATE
 1/4" = 1'-0"

- LEGEND:**
1. PROPOSED FENCE
 2. PROPOSED MOUND
 3. EXISTING MOUND
 4. EXISTING FENCE
 5. EXISTING DRIVEWAY
 6. EXISTING DRIVEWAY
 7. EXISTING DRIVEWAY
 8. EXISTING DRIVEWAY
 9. EXISTING DRIVEWAY
 10. EXISTING DRIVEWAY
 11. EXISTING DRIVEWAY
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 13. EXISTING DRIVEWAY
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 15. EXISTING DRIVEWAY
 16. EXISTING DRIVEWAY
 17. EXISTING DRIVEWAY
 18. EXISTING DRIVEWAY
 19. EXISTING DRIVEWAY
 20. EXISTING DRIVEWAY
- NOTE:**
 PROVIDE SLOPE DRAINAGE FOR REVIEW AND APPROVAL.
 WELD ALL WELLS MATCH.



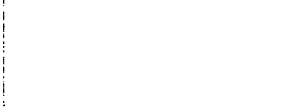
3 SECTION THROUGH MOUND
 1/4" = 1'-0"

- LEGEND:**
1. PROPOSED FENCE
 2. PROPOSED MOUND
 3. EXISTING MOUND
 4. EXISTING FENCE
 5. EXISTING DRIVEWAY
 6. EXISTING DRIVEWAY
 7. EXISTING DRIVEWAY
 8. EXISTING DRIVEWAY
 9. EXISTING DRIVEWAY
 10. EXISTING DRIVEWAY
 11. EXISTING DRIVEWAY
 12. EXISTING DRIVEWAY
 13. EXISTING DRIVEWAY
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 15. EXISTING DRIVEWAY
 16. EXISTING DRIVEWAY
 17. EXISTING DRIVEWAY
 18. EXISTING DRIVEWAY
 19. EXISTING DRIVEWAY
 20. EXISTING DRIVEWAY



4 MOUND SECTION
 1/4" = 1'-0"

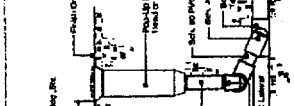
- LEGEND:**
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 2. PROPOSED MOUND
 3. EXISTING MOUND
 4. EXISTING FENCE
 5. EXISTING DRIVEWAY
 6. EXISTING DRIVEWAY
 7. EXISTING DRIVEWAY
 8. EXISTING DRIVEWAY
 9. EXISTING DRIVEWAY
 10. EXISTING DRIVEWAY
 11. EXISTING DRIVEWAY
 12. EXISTING DRIVEWAY
 13. EXISTING DRIVEWAY
 14. EXISTING DRIVEWAY
 15. EXISTING DRIVEWAY
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 20. EXISTING DRIVEWAY



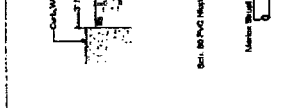
1 RED. PRESS. BACKFLOW DEVICE
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2 MASTER CONTROL VALVE
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3 REMOTE CONTROL VALVE
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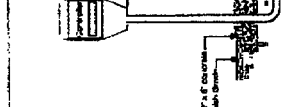
4 ISOLATION VALVE
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5 QUICK COUPLER VALVE
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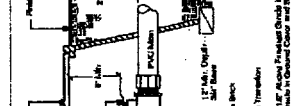
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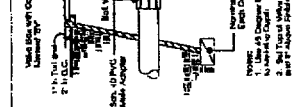
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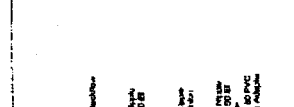
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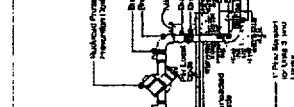
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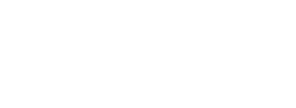
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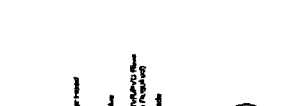
11 MP ROTATOR ON RISER
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12 TREE BUBBLER
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13 TREE BUBBLER
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14 TREE BUBBLER
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15 TREE BUBBLER
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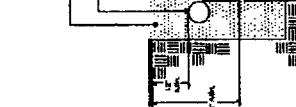
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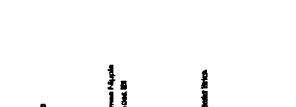
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18 TREE BUBBLER
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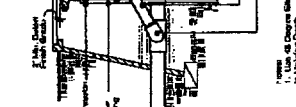
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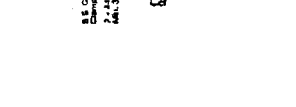
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21 TREE BUBBLER
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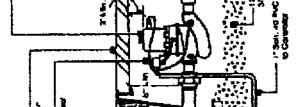
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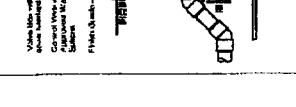
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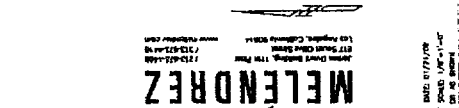
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25 TREE BUBBLER
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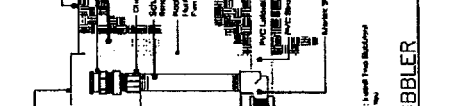
26 TREE BUBBLER
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27 TREE BUBBLER
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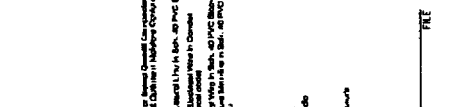
28 TREE BUBBLER
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29 TREE BUBBLER
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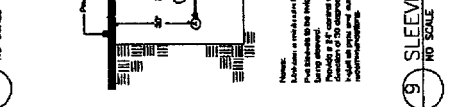
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31 TREE BUBBLER
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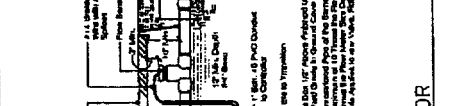
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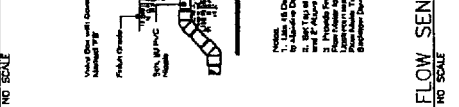
33 TREE BUBBLER
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34 TREE BUBBLER
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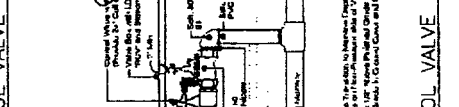
35 TREE BUBBLER
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36 TREE BUBBLER
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37 TREE BUBBLER
 NO SCALE FILE



38 TREE BUBBLER
 NO SCALE FILE



39 TREE BUBBLER
 NO SCALE FILE



40 TREE BUBBLER
 NO SCALE FILE

MELENDRIZ
 1000 S. GARDEN ST.
 LOS ANGELES, CALIFORNIA 90006
 TEL: 213-621-1111
 FAX: 213-621-1112

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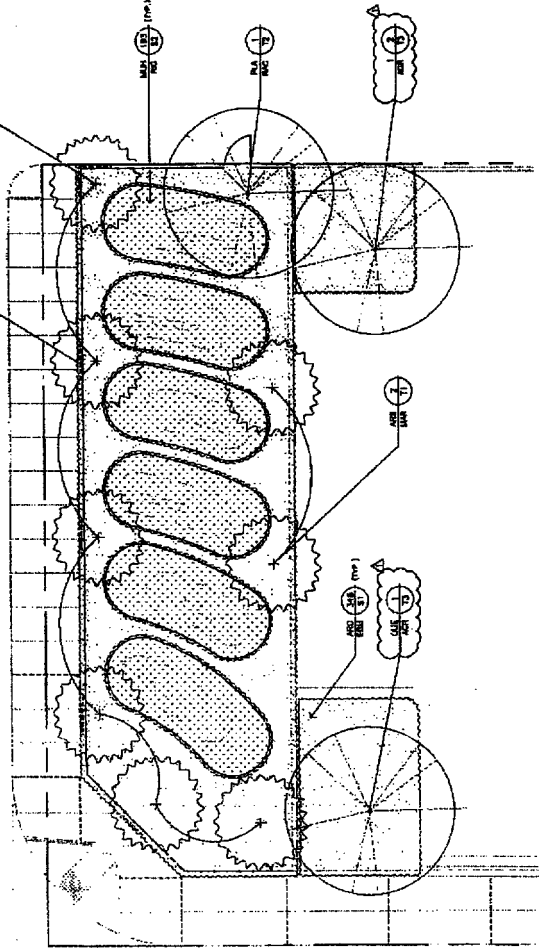
MELENDRIZ
 1000 S. GARDEN ST.
 LOS ANGELES, CALIFORNIA 90006
 TEL: 213-621-1111
 FAX: 213-621-1112

MELENDRIZ
 Landscape Architects
 1133 Broadway, San Francisco, California 94103
 Telephone: 398-1100

PLANTING NOTES

1. CONTRACTOR TO MAINTAIN ALL EXISTING PLANTS AND PLANTINGS IN THE AREA OF THE PROJECT UNLESS OTHERWISE SPECIFIED BY THE ARCHITECT OR LANDSCAPE ARCHITECT.
2. CONTRACTOR SHALL MAINTAIN ALL EXISTING PLANTS AND PLANTINGS IN THE AREA OF THE PROJECT UNLESS OTHERWISE SPECIFIED BY THE ARCHITECT OR LANDSCAPE ARCHITECT.
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PACIFIC COAST HIGHWAY

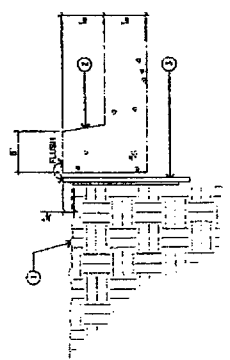


1" = 1'-0" GRAPHIC SCALE

PLANTING LIST

SYMBOL	NUMBER	QUANTITY	SIZE	REMARKS
TREES	11	8	12" DIA.	SHRUB
	12	1	12" DIA.	SHRUB
	13	3	12" DIA.	SHRUB
	14	1	12" DIA.	SHRUB
	15	1	12" DIA.	SHRUB
	16	1	12" DIA.	SHRUB
	17	1	12" DIA.	SHRUB
	18	1	12" DIA.	SHRUB
	19	1	12" DIA.	SHRUB
	20	1	12" DIA.	SHRUB
	21	1	12" DIA.	SHRUB
	22	1	12" DIA.	SHRUB
	23	1	12" DIA.	SHRUB
	24	1	12" DIA.	SHRUB
	25	1	12" DIA.	SHRUB
	26	1	12" DIA.	SHRUB
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	41	1	12" DIA.	SHRUB
	42	1	12" DIA.	SHRUB
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	68	1	12" DIA.	SHRUB
	69	1	12" DIA.	SHRUB
	70	1	12" DIA.	SHRUB
	71	1	12" DIA.	SHRUB
	72	1	12" DIA.	SHRUB
	73	1	12" DIA.	SHRUB
	74	1	12" DIA.	SHRUB
	75	1	12" DIA.	SHRUB
	76	1	12" DIA.	SHRUB
	77	1	12" DIA.	SHRUB
	78	1	12" DIA.	SHRUB
	79	1	12" DIA.	SHRUB
	80	1	12" DIA.	SHRUB
	81	1	12" DIA.	SHRUB
	82	1	12" DIA.	SHRUB
	83	1	12" DIA.	SHRUB
	84	1	12" DIA.	SHRUB
	85	1	12" DIA.	SHRUB
	86	1	12" DIA.	SHRUB
	87	1	12" DIA.	SHRUB
	88	1	12" DIA.	SHRUB
	89	1	12" DIA.	SHRUB
	90	1	12" DIA.	SHRUB
	91	1	12" DIA.	SHRUB
	92	1	12" DIA.	SHRUB
	93	1	12" DIA.	SHRUB
	94	1	12" DIA.	SHRUB
	95	1	12" DIA.	SHRUB
	96	1	12" DIA.	SHRUB
	97	1	12" DIA.	SHRUB
	98	1	12" DIA.	SHRUB
	99	1	12" DIA.	SHRUB
	100	1	12" DIA.	SHRUB

DATE: 10/10/68
 DRAWN BY: [Name]
 CHECKED BY: [Name]



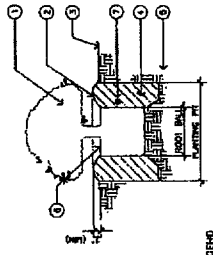
LEGEND

1. METAL PLANTING BOX
2. POLYETHYLENE LINER
3. LINER BARRIERS - 1/2" DEPTH x 0.047" THK.
4. MANUFACTURED 1/2" S&W RECYCLED POLYPROPYLENE
5. PLASTIC W/ADHESIVE - 1/2" x 1/2" x 1/2" SPACED @ 4" O.C.
6. DOUBLE LIP EDGE - 1/2" THK. x 3/8" x 1/4" W/ADH.
7. 1/2" x 1/2" x 1/2" W/ADH.
8. 1/2" x 1/2" x 1/2" W/ADH.
9. 1/2" x 1/2" x 1/2" W/ADH.

NOTE

A. METAL LINER ROOT TREE BARRIER AT THE OUTER EDGE OF ALL PLANTING WHERE NEW TREES SHALL BE PLANTED.

5. LINEAR TREE ROOT BARRIER
 11-177-11-10 02900-15

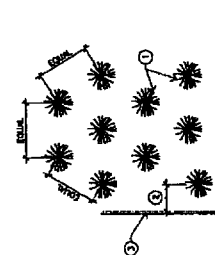


LEGEND

1. CONSUMER PLANT
2. WATER BARRI.
3. 1/2" DIA. HOLE
4. 1/2" DIA. HOLE
5. 1/2" DIA. HOLE
6. 1/2" DIA. HOLE
7. 1/2" DIA. HOLE
8. 1/2" DIA. HOLE
9. 1/2" DIA. HOLE

NOTE - REFER TO PLANTING NOTE 18

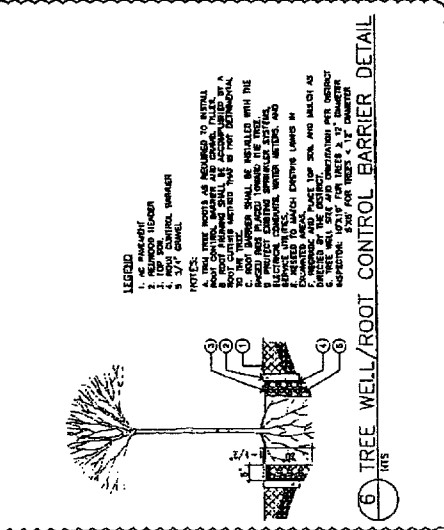
3. SHRUB PLANTING
 02900-71



LEGEND

1. LOCATE PLANTS WITH EQUAL SPACING AS INDICATED
2. ON-CENTRE SPACING. UNLESS NOTED OTHERWISE ON DRAWINGS
3. FACE OF BARRIER, PAVEMENT OR REGION SHOWN
4. FACE OF CURB

4. GROUNDCOVER PLANTING
 02900-72
 NOT TO SCALE



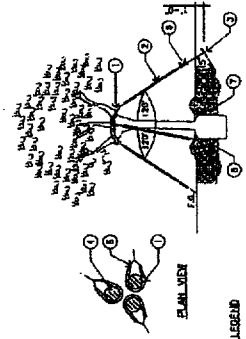
LEGEND

1. 1/2" BARRIER
2. REINFORCED CONCRETE
3. ROOT CONTROL BARRIER
4. 1/2" BARRIER
5. 1/2" BARRIER

NOTES:

1. TREE WELLS AS REQUIRED TO INSTALL ROOT CONTROL BARRIER AND CONCRETE SHALL BE INSTALLED WITHIN 18" OF THE CURB OR PAVEMENT.
2. ROOT CONTROL BARRIER SHALL BE INSTALLED WITH THE FACE OF THE CURB OR PAVEMENT.
3. ROOT CONTROL BARRIER SHALL BE INSTALLED WITH THE FACE OF THE CURB OR PAVEMENT.
4. ROOT CONTROL BARRIER SHALL BE INSTALLED WITH THE FACE OF THE CURB OR PAVEMENT.
5. ROOT CONTROL BARRIER SHALL BE INSTALLED WITH THE FACE OF THE CURB OR PAVEMENT.
6. TREE WELLS SHALL BE INSTALLED WITH THE FACE OF THE CURB OR PAVEMENT.
7. TREE WELLS SHALL BE INSTALLED WITH THE FACE OF THE CURB OR PAVEMENT.
8. TREE WELLS SHALL BE INSTALLED WITH THE FACE OF THE CURB OR PAVEMENT.
9. TREE WELLS SHALL BE INSTALLED WITH THE FACE OF THE CURB OR PAVEMENT.

6. TREE WELL/ROOT CONTROL BARRIER DETAIL
 11-177-11-10 02900-15



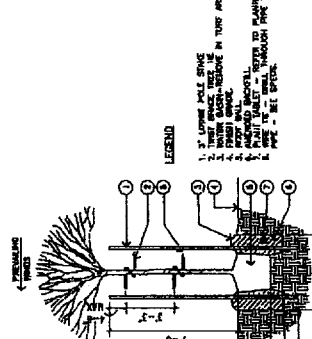
LEGEND

1. 2" X 2" WOOD POST
2. 1/2" x 1/2" x 1/2" WOOD W/ADH.
3. 1/2" x 1/2" x 1/2" WOOD W/ADH.
4. 1/2" x 1/2" x 1/2" WOOD W/ADH.
5. 1/2" x 1/2" x 1/2" WOOD W/ADH.
6. 1/2" x 1/2" x 1/2" WOOD W/ADH.
7. 1/2" x 1/2" x 1/2" WOOD W/ADH.
8. 1/2" x 1/2" x 1/2" WOOD W/ADH.
9. 1/2" x 1/2" x 1/2" WOOD W/ADH.

NOTES:

1. 55% ANCHOR AT 45 DEGREES
2. 1/2" x 1/2" x 1/2" WOOD W/ADH.
3. 1/2" x 1/2" x 1/2" WOOD W/ADH.
4. 1/2" x 1/2" x 1/2" WOOD W/ADH.
5. 1/2" x 1/2" x 1/2" WOOD W/ADH.
6. 1/2" x 1/2" x 1/2" WOOD W/ADH.
7. 1/2" x 1/2" x 1/2" WOOD W/ADH.
8. 1/2" x 1/2" x 1/2" WOOD W/ADH.
9. 1/2" x 1/2" x 1/2" WOOD W/ADH.

1. TREE GUYING
 02900-77



LEGEND

1. 2" X 2" WOOD POST
2. 1/2" x 1/2" x 1/2" WOOD W/ADH.
3. 1/2" x 1/2" x 1/2" WOOD W/ADH.
4. 1/2" x 1/2" x 1/2" WOOD W/ADH.
5. 1/2" x 1/2" x 1/2" WOOD W/ADH.
6. 1/2" x 1/2" x 1/2" WOOD W/ADH.
7. 1/2" x 1/2" x 1/2" WOOD W/ADH.
8. 1/2" x 1/2" x 1/2" WOOD W/ADH.
9. 1/2" x 1/2" x 1/2" WOOD W/ADH.

2. TREE PLANTING AND STAKING
 02900-73

MELENDEZ

DATE: 10/27/76
 DRAWN BY: J. G. BROWN
 CHECKED BY: J. G. BROWN
 PROJECT NO.: 30800-16
 SHEET NO.: 16 OF 16

